

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

13 Frances Crescent Cranbourne North VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3 Ballanee Grove Cranbourne North VIC 3977	\$518,000	13-Nov-19
4 Mulberry Court Cranbourne North VIC 3977	\$485,000	02-Mar-20
43 Honey Myrtle Way Cranbourne VIC 3977	\$523,000	08-Dec-19

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 17 June 2020



## OBrien Real Estate

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**3 Ballanee Grove Cranbourne North VIC 3977** Sold Price **\$518,000** Sold Date **13-Nov-19**

3 1 2

Distance **0.61km**



**4 Mulberry Court Cranbourne North VIC 3977** Sold Price **\$485,000** Sold Date **02-Mar-20**

3 1 2

Distance **0.62km**



**43 Honey Myrtle Way Cranbourne VIC 3977** Sold Price **\$523,000** Sold Date **08-Dec-19**

3 2 2

Distance **0.44km**



**27 Eliza Street Cranbourne North VIC 3977** Sold Price **\$468,000** Sold Date **02-Feb-20**

3 1 1

Distance **0.42km**



**29 Lansell Drive Cranbourne North VIC 3977** Sold Price **\$495,000** Sold Date **14-Dec-19**

3 2 2

Distance **0.25km**



**21 Brentwood Drive Cranbourne North VIC 3977** Sold Price **\$522,000** Sold Date **03-Nov-19**

3 1 4

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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### 3 Denham Crescent Cranbourne North VIC 3977

3 1 2

Sold Price **\$470,000** Sold Date **06-Dec-19**

Distance **0.2km**



### 56 Andrea Crescent Cranbourne North VIC 3977

3 2 2

Sold Price **\$455,000** Sold Date **08-Feb-20**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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